

PRELIMINARY ZONING ANALYSIS

Planning Commission Hearing Date: December 2, 2008
Board of Commissioners Hearing Date: December 16, 2008

Due Date: October 24, 2008

Date Distributed/Mailed Out: October 9, 2008



Cobb County... Expect the Best!

APPLICANT: Atlanta Freethought Society, Inc.
770-432-3049

REPRESENTATIVE: Ed Buckner
770-432-3049

TITLEHOLDER: Atlanta Freethought Society, Inc.

PROPERTY LOCATION: Located at the northeast intersection of
North Church Lane and Collins Spring Drive

ACCESS TO PROPERTY: North Church Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

PETITION NO: Z-56

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: R-20

PROPOSED ZONING: OI

PROPOSED USE: Non-profit educational
organization and community functions

SIZE OF TRACT: 0.546 acres

DISTRICT: 17

LAND LOT(S): 822

PARCEL(S): 19

TAXES: PAID exempt **DUE** _____

COMMISSION DISTRICT: 2

FUTURE LAND USE MAP: Public Institutional

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

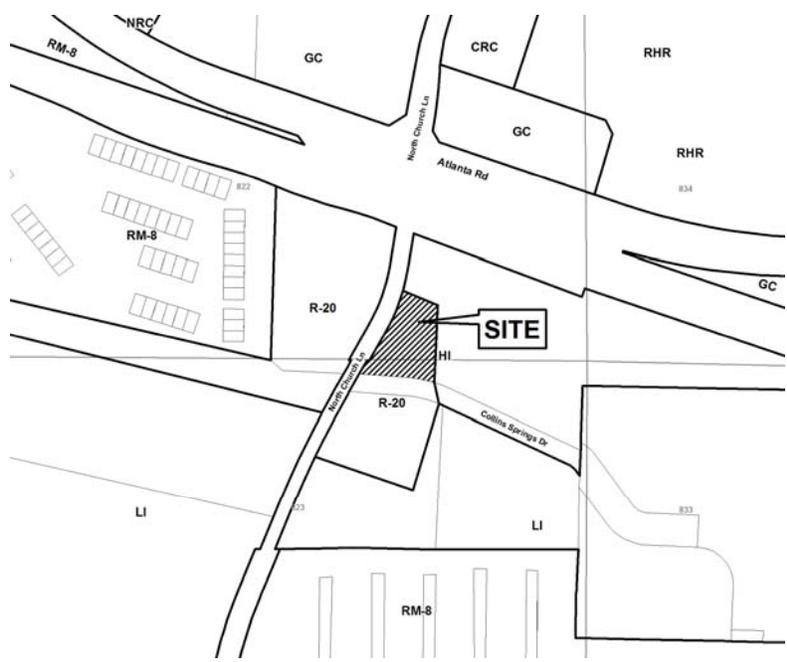
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

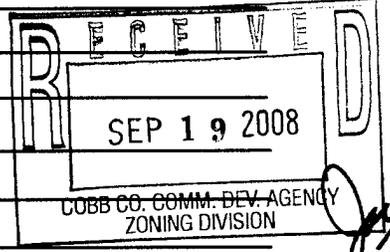
STIPULATIONS:



Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

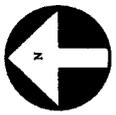


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Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Small nonprofit educational group meetings, community meetings, weddings
- b) Proposed building architecture: As is. No changes from current.
- c) Proposed hours/days of operation: Weekends, occasional evening meetings
- d) List all requested variances: None requested -- seeking only zoning classification change to comply with Cobb Master Plan for zoning

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

AFS, a nonprofit 501(c)(3) educational organization, has repaired and maintained building, added gravel to parking lot, removed a few diseased trees as recommended by certified arborist, but has no plans to develop property for different use.



TRACT AREA = 1.69 ACRES (73,621 S.F.)

ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED & BASED ON A SINGLE MAGNETIC OBSERVATION

GENERAL NOTES:

- 1) PROPOSED OWNER/DEVELOPER
LEARNING LADDER, LLC
5474 HIGHLAND PRESERVE DRIVE
MABLETON, GEORGIA 30126
(770) 951-9632
- 2) TRACT AREA: 1.69 ACRES
- 3) PROPERTY CURRENTLY ZONED: LI
PROPOSED ZONING: CRC
- 4) SETBACKS FOR CRC:
FRONT - 40'
SIDE - 10' MAJOR SIDE 35'
REAR - 30'
- 5) PROPERTY IS NOT IN AN AREA HAVING FLOOD HAZARDS AS PER F.I.R.M. MAP NO. 13067C0085 F DATED 08/18/1992.
- 6) STATE WATERS DO NOT EXIST WITHIN 200 FEET OF SITE.
- 7) NO CEMETERIES OR OTHER HISTORIC OR ARCHAEOLOGICAL FEATURES EXIST ON THIS PROPERTY.
- 8) ANY EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED.
- 9) PROPERTY TO BE SERVED BY COBB COUNTY SEWER & WATER.
- 10) NO WETLANDS EXIST AS PER THE NATIONAL WETLANDS INVENTORY MAPS.
- 11) ALL BOUNDARY & TOPOGRAPHIC INFORMATION TAKEN FROM PLAY OF SURVEY FOR BE-ATTITUDES ENTERPRISES, LLC PREPARED BY GASKINS ENGINEERING SURVEYING LAND PLANNING ENVIRONMENTAL, DATED JUNE 05, 2006.
- 12) TOTAL PROPOSED IMPERVIOUS SURFACE 0.76 ACRES 45%.
- 13) PARKING REQUIRED: 20 SPACES MINIMUM.
TOTAL PROVIDED: 30 SPACES
(28 STANDARD SPACES, 2 HANDICAP SPACES)

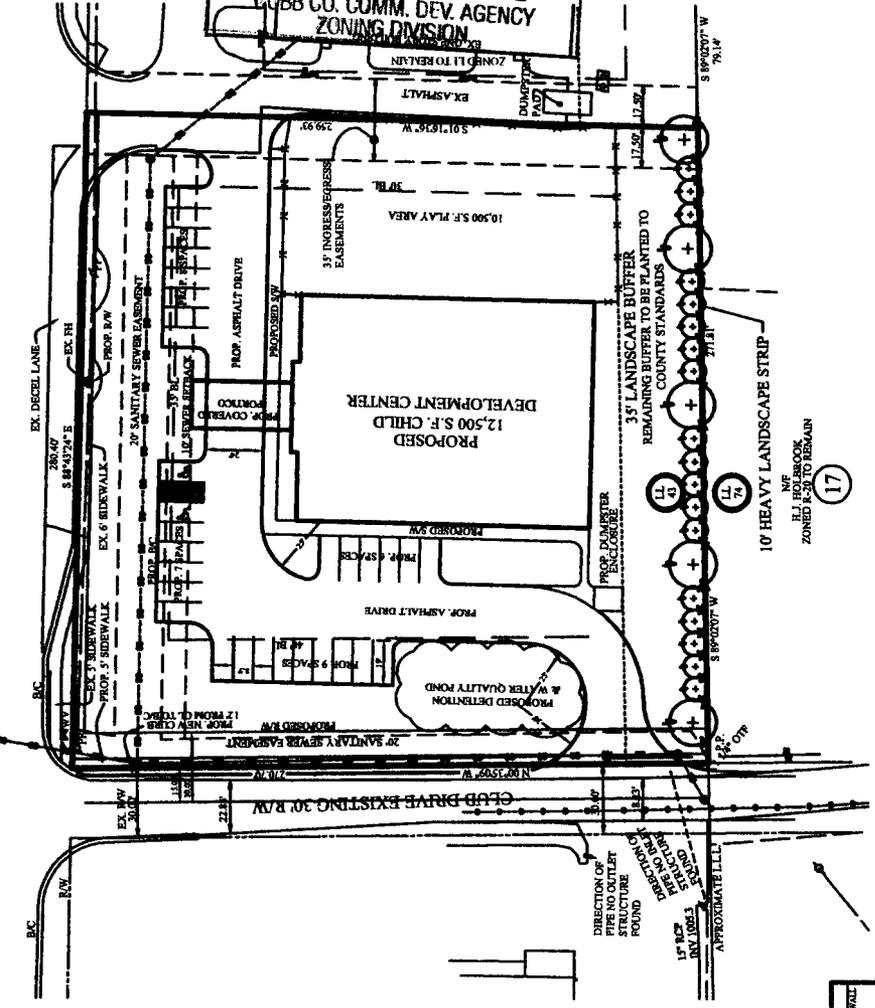
LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	BOUNDARY	1	SEWER MAIN
2	PROPERTY LINE	2	SEWER SERVICE LINE
3	EXISTING CONCRETE	3	SEWER MANHOLE
4	EXISTING ASPHALT	4	SEWER CLEANOUT
5	EXISTING GRAVEL	5	SEWER VALVE
6	EXISTING SAND	6	SEWER PUMP
7	EXISTING GRAVEL	7	SEWER CLEANOUT
8	EXISTING SAND	8	SEWER VALVE
9	EXISTING GRAVEL	9	SEWER PUMP
10	EXISTING SAND	10	SEWER CLEANOUT
11	EXISTING GRAVEL	11	SEWER VALVE
12	EXISTING SAND	12	SEWER PUMP
13	EXISTING GRAVEL	13	SEWER CLEANOUT
14	EXISTING SAND	14	SEWER VALVE
15	EXISTING GRAVEL	15	SEWER PUMP
16	EXISTING SAND	16	SEWER CLEANOUT
17	EXISTING GRAVEL	17	SEWER VALVE
18	EXISTING SAND	18	SEWER PUMP
19	EXISTING GRAVEL	19	SEWER CLEANOUT
20	EXISTING SAND	20	SEWER VALVE
21	EXISTING GRAVEL	21	SEWER PUMP
22	EXISTING SAND	22	SEWER CLEANOUT
23	EXISTING GRAVEL	23	SEWER VALVE
24	EXISTING SAND	24	SEWER PUMP
25	EXISTING GRAVEL	25	SEWER CLEANOUT
26	EXISTING SAND	26	SEWER VALVE
27	EXISTING GRAVEL	27	SEWER PUMP
28	EXISTING SAND	28	SEWER CLEANOUT
29	EXISTING GRAVEL	29	SEWER VALVE
30	EXISTING SAND	30	SEWER PUMP
31	EXISTING GRAVEL	31	SEWER CLEANOUT
32	EXISTING SAND	32	SEWER VALVE
33	EXISTING GRAVEL	33	SEWER PUMP
34	EXISTING SAND	34	SEWER CLEANOUT
35	EXISTING GRAVEL	35	SEWER VALVE
36	EXISTING SAND	36	SEWER PUMP
37	EXISTING GRAVEL	37	SEWER CLEANOUT
38	EXISTING SAND	38	SEWER VALVE
39	EXISTING GRAVEL	39	SEWER PUMP
40	EXISTING SAND	40	SEWER CLEANOUT
41	EXISTING GRAVEL	41	SEWER VALVE
42	EXISTING SAND	42	SEWER PUMP
43	EXISTING GRAVEL	43	SEWER CLEANOUT
44	EXISTING SAND	44	SEWER VALVE
45	EXISTING GRAVEL	45	SEWER PUMP
46	EXISTING SAND	46	SEWER CLEANOUT
47	EXISTING GRAVEL	47	SEWER VALVE
48	EXISTING SAND	48	SEWER PUMP
49	EXISTING GRAVEL	49	SEWER CLEANOUT
50	EXISTING SAND	50	SEWER VALVE

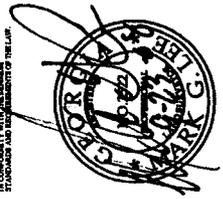
REZONING PLAT FOR THE

GROWING ROOM
CHILD DEVELOPMENT CENTER

U.S. 78 (A.K.A. VETERANS MEMORIAL HWY) ~ 90' RW



THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENT AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.



THIS SURVEY ONLY COULD BE USED FOR THE PURPOSES FOR WHICH IT WAS MADE AND FOR WHICH IT WAS ORDERED. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS SURVEY FOR ANY OTHER PURPOSES.

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
PLANNING - ENGINEERING - LAND SURVEYING
3982 AUSTELL-POWDER SPRINGS ROAD - POWDER SPRINGS, GEORGIA 30127
Ph. (770) 435-2576 - Fax (770) 941-6912

LAND LOT 43
18TH DISTRICT
2ND SECTION
COBB COUNTY, GEORGIA
DATE: 9/22/2008
SCALE: 1" = 40'

COMP. JOB. 28092

APPLICANT: Learning Ladder, LLC
770-331-5541

REPRESENTATIVE: Sams, Larkin and Huff, LLP
Garvis L. Sams, Jr. 770-422-7016

TITLEHOLDER: GTI, LLC

PROPERTY LOCATION: Located at the southeast intersection of
Veterans Memorial Highway and Club Drive

ACCESS TO PROPERTY: Veterans Memorial Highway and
Club Drive

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-57

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: LI

PROPOSED ZONING: CRC

PROPOSED USE: Child Development
Center

SIZE OF TRACT: 1.69 acres

DISTRICT: 18

LAND LOT(S): 43

PARCEL(S): 19

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

FUTURE LAND USE MAP: Community Activity Center

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

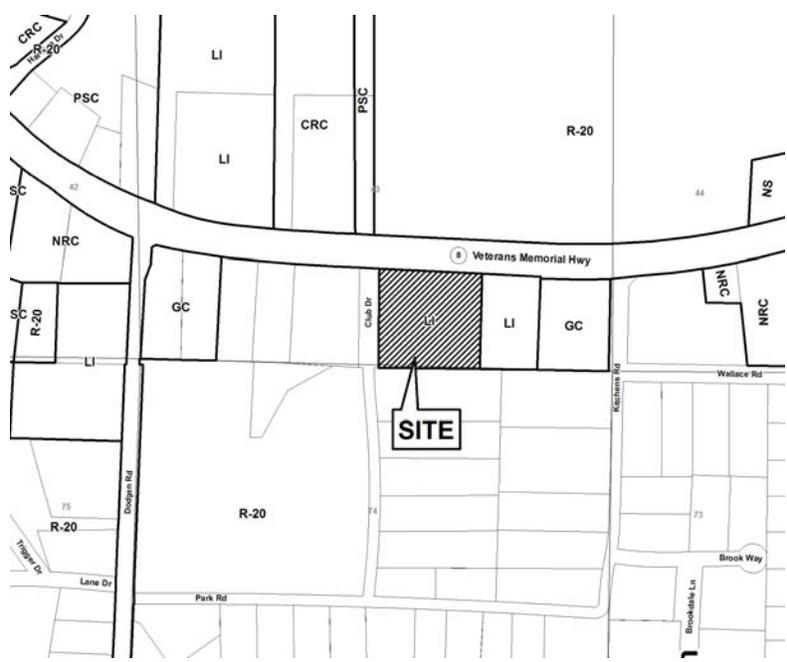
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

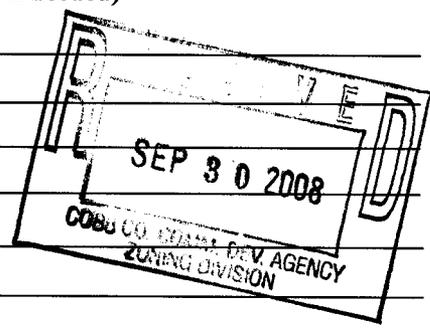
STIPULATIONS:



Summary of Intent for Rezoning*

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____



.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Child development center.
- b) Proposed building architecture: In substantial conformity to elevations/renderings filed contemporaneously with the Application for Rezoning.
- c) Proposed hours/days of operation: Monday through Friday; 6:30 a.m. until 6:30 p.m.
- d) List all requested variances: None

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

The subject property is situated within the confines of a Community Activity Center (CAC) on Cobb County's Future Land Use Map which contemplates commercial and institutional utilization of the subject property.

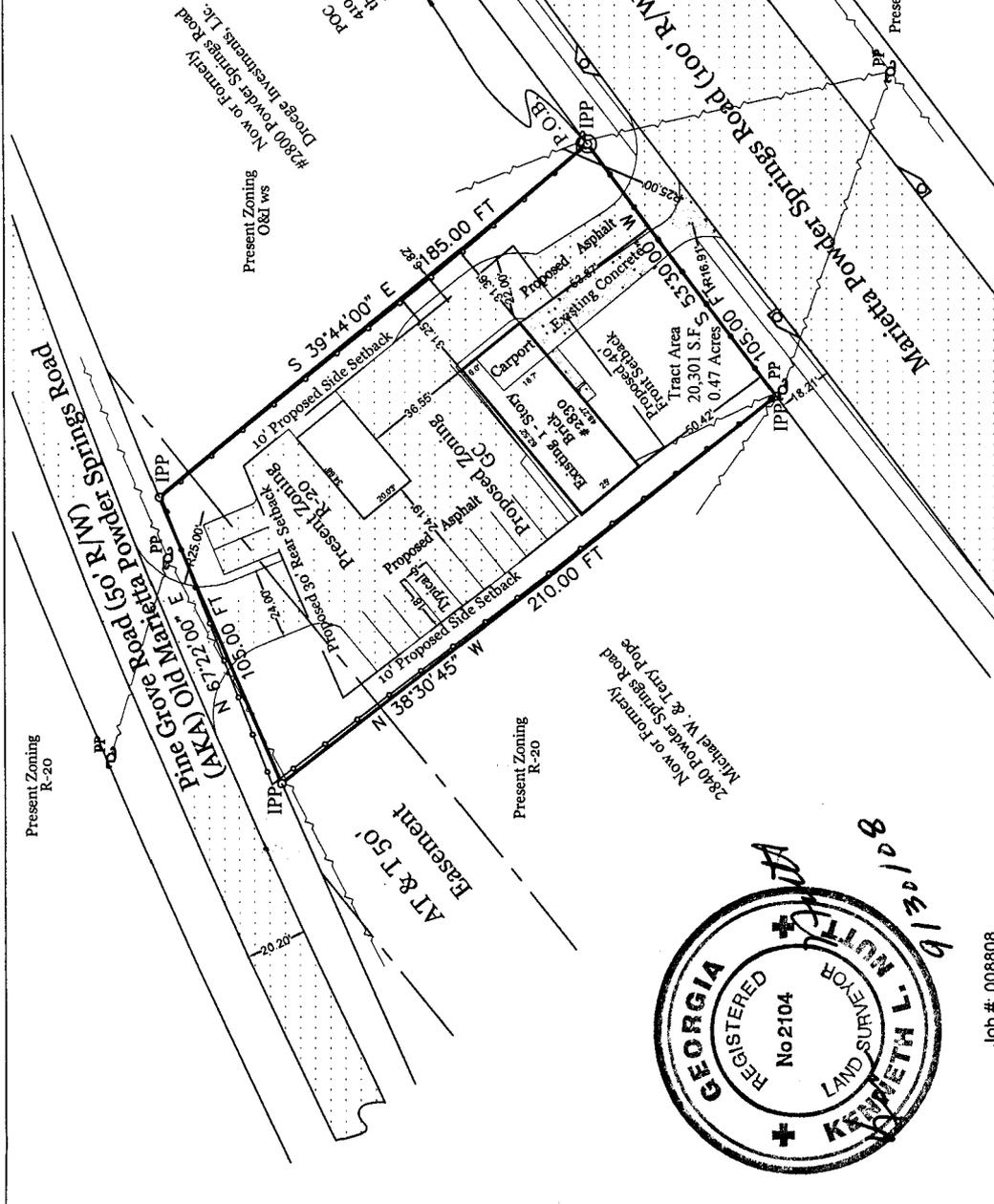
*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

LEGEND

- X-X- = Barbed Wire
- SS = Sanitary Sewer
- FH = Fire Hydrant
- PP = Power Pole
- OIPF = Iron Pin Placed
- MON = Monument Found
- LP = Light Pole
- EP = Edge Pavement
- POB = Point of Beginning
- CTP = Crimp Top Pin Found
- BC = Back of Curb
- CL = Centerline
- CSMH = Chain Link Fence
- SSE = Sewer Manhole
- SSE = Sanitary Sewer Easement
- JB = Junction Box
- DI = Drop Inlet
- PL = Property Line
- CMR = Corrugated Metal Pipe
- RCP = Reinforced Conc. Pipe
- DE = Drainage Easement
- WM = Water Main
- WV = Water Valve
- R/W = Right of Way
- - - = Power Line

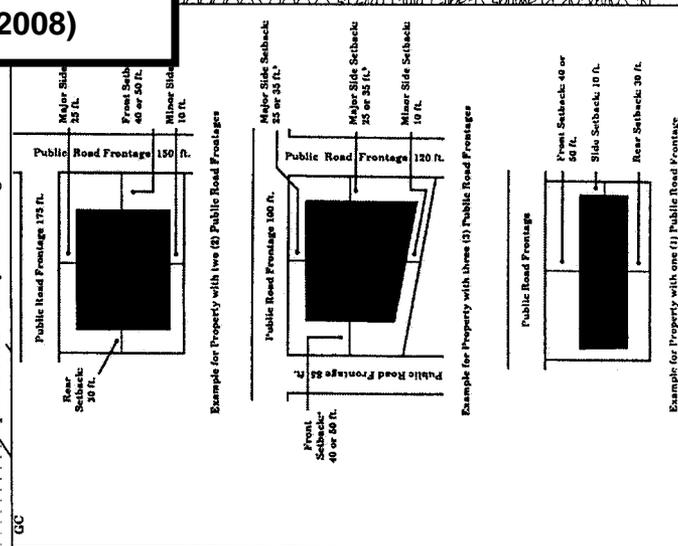
Proposed Zoning GC

a. Minimum lot size: 20,000 square feet.
 b. Minimum lot width at front setback line: 60 feet.
 c. Minimum public road frontage: 50 feet



Z-58 (2008)

Proposed Cobb County GC Zoning Setbacks



Area = 0.47 Acres

This plat may be based on a recorded plat from non pins referenced on said plat for closure in.

According to F.I.R.M. Community Panel #13067 C0065F, dated August 18, 1992, this property is not located in an area having special flood hazards.

Computed by: KLN
 Drawn by: RSN
 Checked by: KLN

Party Chief: KLN
 Date Surveyed: 08/06/2008
 Date Drawn: 08/08/2008

Zoning Survey for:

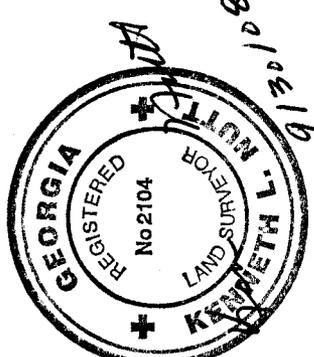
Darrell Creel

2830 Marietta Powder Springs Road
 Lot 2, D.T. Freeman S/D
 Land Lot 839, 19th District
 Cobb County, Georgia

Plat Book: _____ Page: _____
 Deed Book: _____ Page: _____

Perimeter Surveying Co., Inc

1065 Sandtown Road, Marietta, GA 30008
 Phone: (770) 425-6624 Fax: (770) 425-6768



Job #. 008608

- All iron pins are 1/2" Rebar, unless otherwise noted.
 - The field data upon which this plat is based has a closure precision of 1 foot in 25,000 feet and an angular error of 03 seconds per angle point, and was adjusted using Compaas Rule.
 - This plat has been calculated for closure and is found accurate within one foot in 1,255,578 feet.
 - This plat subject to all easements public and private.

APPLICANT: Joy Creel
706-295-2388

REPRESENTATIVE: Joy Creel
706-295-2388

TITLEHOLDER: Raymond Legault as Executor of Last Will and
Testament of Nancy Legault

PROPERTY LOCATION: Located on the north side of Powder
Springs Road, on the south side of Pine Grove Road, south of
Anderson Farm Road

ACCESS TO PROPERTY: Powder Springs Road and Pine Grove
Road

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: Z-58

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: R-20

PROPOSED ZONING: GC

PROPOSED USE: Auto accessory shop

SIZE OF TRACT: 0.47 acres

DISTRICT: 19

LAND LOT(S): 839

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

FUTURE LAND USE MAP: Community Activity Center

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

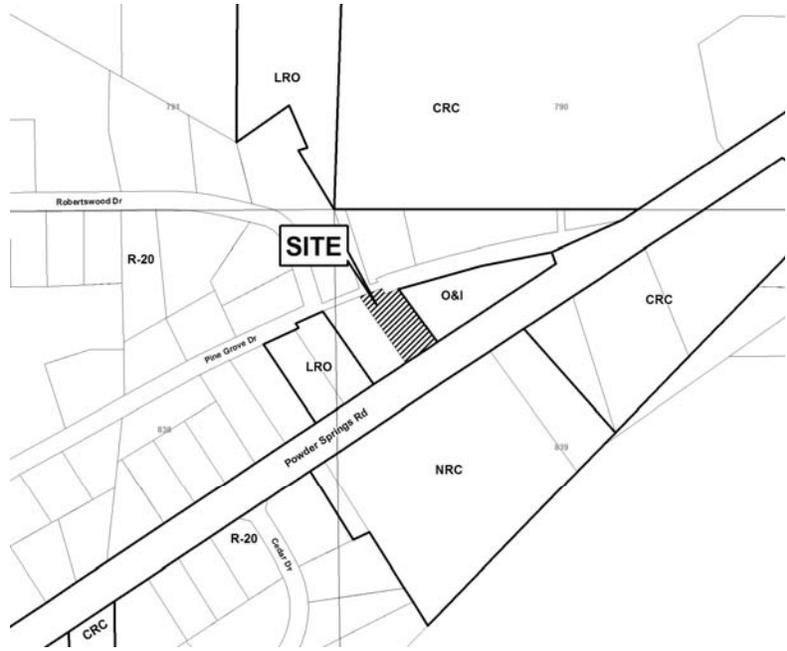
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

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HELD _____ **CARRIED** _____

STIPULATIONS:



Summary of Intent for Rezoning

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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
- b) Proposed building architecture: _____
- c) Proposed selling prices(s): _____
- d) List all requested variances: _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Pied Piper Auto Accesories, an automobile accessory
shop selling and installing electronic accessories
- b) Proposed building architecture: Use of existing 1-story brick structure
on the premises
- c) Proposed hours/days of operation: 9-5, Monday through Saturday
- d) List all requested variances: Remove 40 foot landscape buffer;
Remove rear 10 foot no access easement

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Property lies in the Powder Springs Road Corridor which Cobb mapping
shows as commercial future use. Surrounding properties to the North
are Walmart - CRC, Pine Grove Baptist Church - R20; South across from
Powder Springs Road - new commercial development NRC; Next door to
east - a commercial martial arts studio - O & I; To the west - single
family residential.

Z-59
(2008)

Preliminary Plan

Interstate West Retail Center

Cobb County, Georgia Land Lots 613, 614, 583, & 584, 18th District, 2nd Section

prepared for:

Realticorp/Thornton Road LLC



DGM

LAND PLANNING
CONSULTANTS



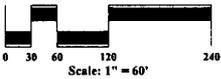
375 Cole Place
Buckhead Station #12
Atlanta, Georgia
GA 30314
770 514-9000
Fax 514-9491



September 29, 2008

Revisions:

NO.	DESCRIPTION



Site Data

Total Site Area: 13.0 AC

(includes 1.0 AC outparcel and .82 AC in floodplain)

Present Zoning: LI & R-20

Proposed Zoning: CRC

Building Area Shown: 49,415 SF

40,135 SF in retail center

9,289 SF in commercial outparcel

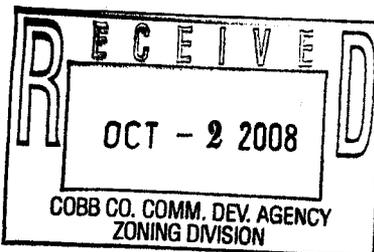
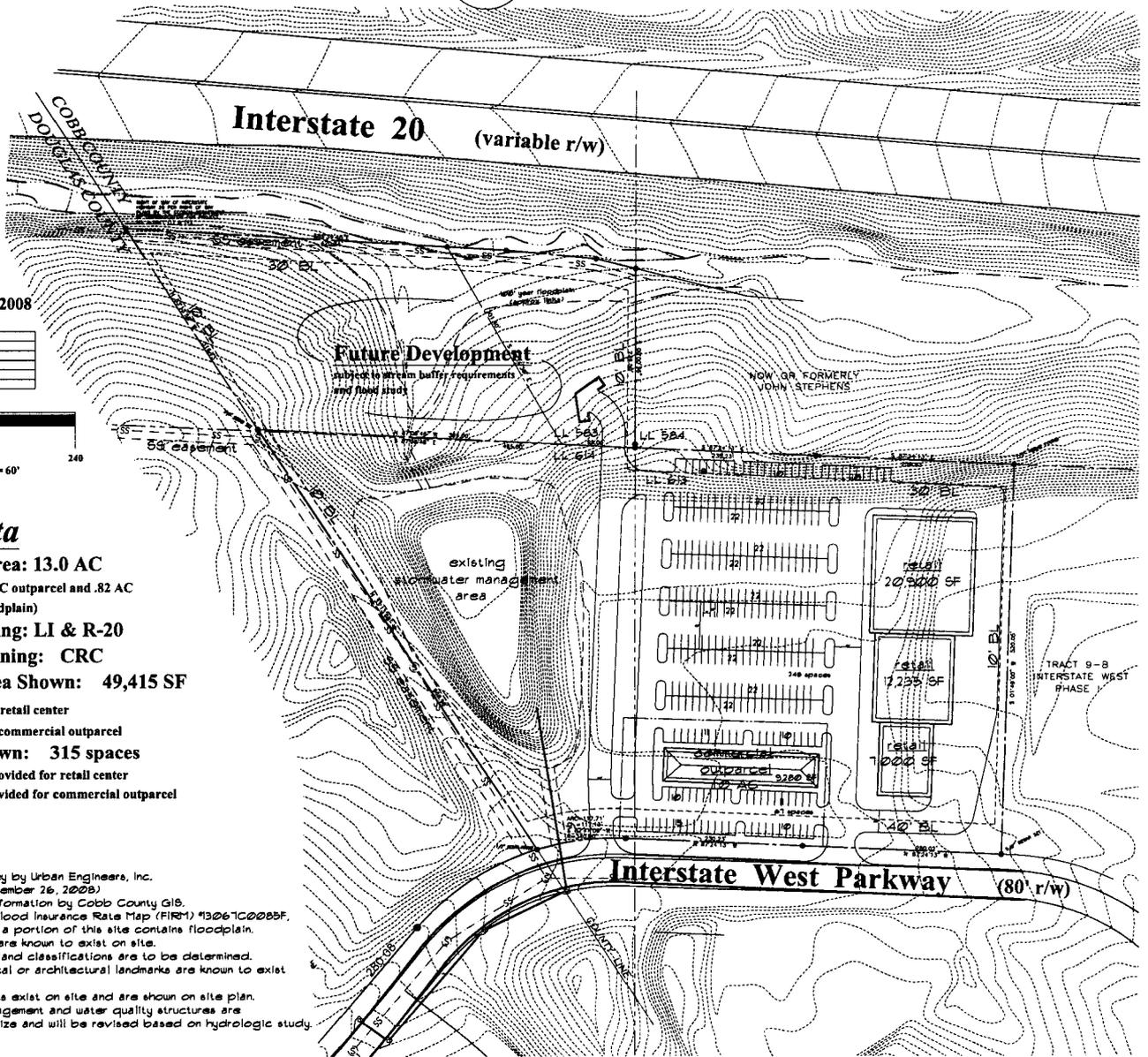
Parking Shown: 315 spaces

248 spaces provided for retail center

67 spaces provided for commercial outparcel

Notes:

1. Boundary survey by Urban Engineers, Inc. (dated September 26, 2008)
2. Topographic information by Cobb County GIS.
3. According to Flood Insurance Rate Map (FIRM) #3261C0005F, August 18, 1992, a portion of this site contains floodplain.
4. No cemeteries are known to exist on site.
5. Stream and wetland classifications are to be determined.
6. No archeological or architectural landmarks are known to exist on site.
7. Utility easements exist on site and are shown on site plan.
8. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



APPLICANT: Realticorp/ Thornton Road, LLC
864-271-4600

REPRESENTATIVE: Sams, Larkin and Huff, LLP
Parks F. Huff 770-422-7016

TITLEHOLDER: Realti/Thornton, LLC

PROPERTY LOCATION: Located on the north side of Interstate
West Parkway, on the south side of Interstate 20, east of Thornton Road

ACCESS TO PROPERTY: Interstate West Parkway

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

PETITION NO: Z-59

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: LI, R-20

PROPOSED ZONING: CRC

PROPOSED USE: Retail and Hotel

SIZE OF TRACT: 13.0 acres

DISTRICT: 18

LAND LOT(S): 583, 584, 613, 614

PARCEL(S): 2, 4, 6, 7

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Industrial Compatible

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

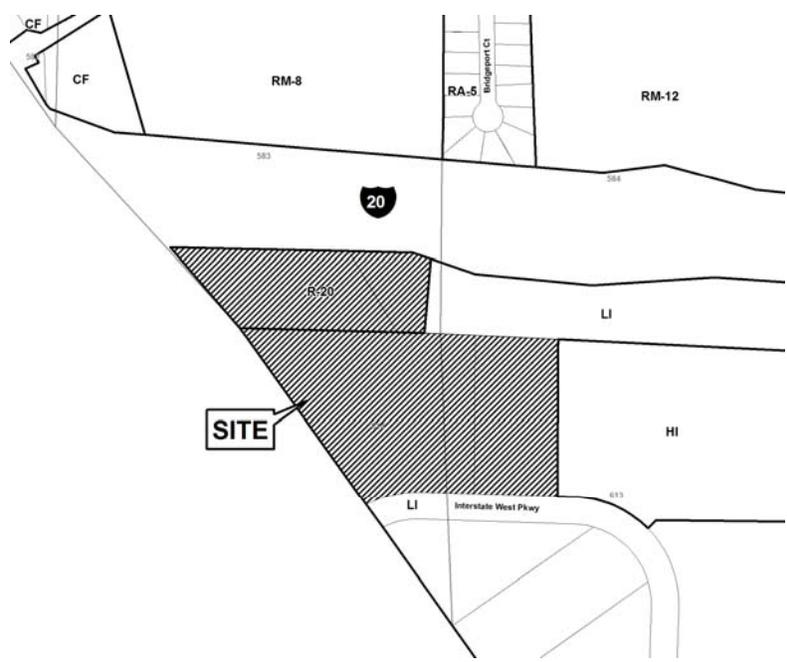
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



Summary of Intent for Rezoning*

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Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): _____
 - b) Proposed building architecture: _____
 - c) Proposed selling prices(s): _____
 - d) List all requested variances: _____
- _____

.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): Retail and/or Hotel use
 - b) Proposed building architecture: Traditional brick and glass commercial architecture.
 - c) Proposed hours/days of operation: 7:00 a.m. to 10:00 p.m. – retail and restaurant
 - d) List all requested variances: No requested variances.
- _____

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

*The applicant reserves the right to amend the Summary of Intent for Rezoning and the preliminary information provided therein at any time during the rezoning process.

**Z-60
(2008)**

OFFICIAL
INEL. NO.
B, 1992

THE FIELD DATA UPON WHICH THIS PLAT IS BASED
HAS AN ANGULAR ERROR OF 37 SECONDS PER ANGLE
POINT AND A PRECISION RATIO OF 1 IN 15,038. IT
HAS BEEN ADJUSTED USING THE COMPASS RULE.

EQUIPMENT USED TO OBTAIN THESE MEASUREMENTS
WAS A TOPCON GTS-235.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE
PRECISION RATIO OF 1 IN 124,183.

ALL I.P.'s ARE 1/2" REBARs.

THIS PROPERTY IS NOT IN AN AREA HAVING
SPECIAL FLOOD HAZARDS.

**AREA = 21,067 SQ. FT.
0.484 ACRE**

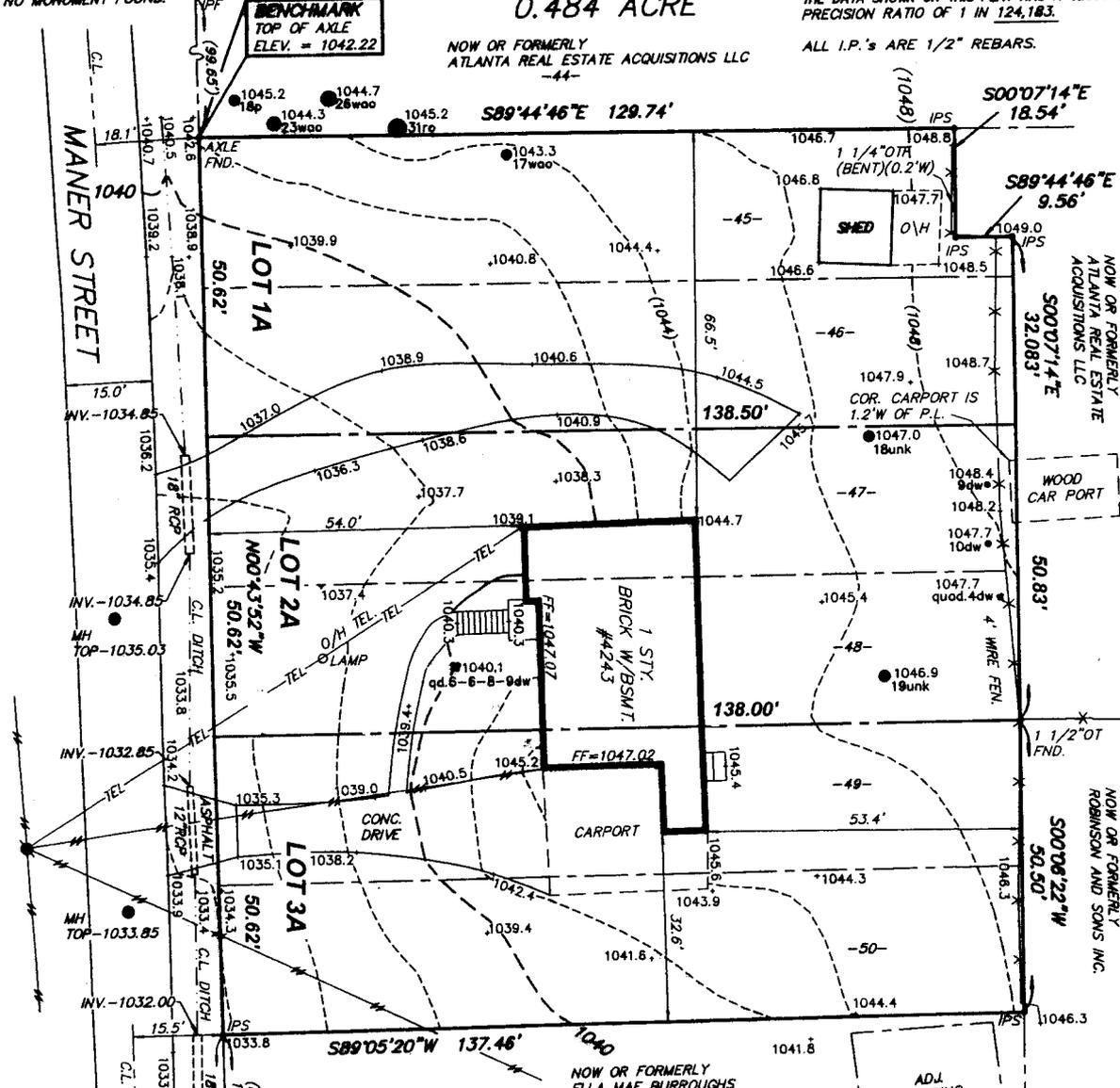
NOW OR FORMERLY
ATLANTA REAL ESTATE ACQUISITIONS LLC

THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A TITLE SEARCH. THERE MAY BE
EASEMENTS OR OTHER ENCUMBRANCES NOT
SHOWN.

ALL MATTERS OF TITLE ARE EXCEPTED.

* = PER DEED AND PLAT RECORDS
NO MONUMENT FOUND.

BENCHMARK
TOP OF AXLE
ELEV. = 1042.22



- ABBREVIATIONS ~**
- DW = DOGWOOD
 - RO = RED OAK
 - WAO = WATER OAK
 - P = PINE
 - UNK = UNKNOWN

ABBREVIATIONS

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- R.W. = RIGHT OF WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- LLL = LAND LOT LINE
- C.L. = CENTERLINE
- #4RB = 1/2" REBAR
- CT = CRIMP TOP PIN
- OT = OPEN TOP PIN
- CMP = CORRUGATED METAL PIPE
- DI = DROP INLET
- JB = JUNCTION BOX
- MH = MANHOLE
- CB = CATCH BASIN
- BM = BENCHMARK
- PP = POWER POLE
- FH = FIRE HYDRANT
- B.C. = BACK OF CURB
- E.P. = EDGE OF PAVEMENT

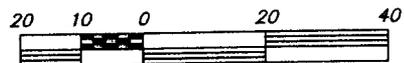
RECEIVED
OCT - 2 2008

COBB CO. COMM. DEV. AGENCY

BOUNDARY & TOPOGRAPHIC SURVEY DIVISION

**ATLANTA REAL ESTATE
ACQUISITIONS, L.L.C.**

(BEING LOTS 45, 46, 47, 48, 49, & 50
BLOCK "D", GILMORE HEIGHTS SUBDIVISION)
LOCATED IN LAND LOT 694
17th DISTRICT, 2nd SECTION
COBB COUNTY, GEORGIA
APRIL 24, 2006 1"=20'



SCALE IN FEET
VERTICAL DATUM IS MEAN SEA LEVEL



MAY 11, 2006: ADDED NOTE REGARDING POINT OF BEGINNING.

**BARTON SURVEYING
INC.**

1500 PALM STREET
CANTON, GEORGIA 30115
(770) 345-2810

APPLICANT: Atlanta Real Estate Acquisitions, LLC
404-231-3602

REPRESENTATIVE: Bryan L. Starr
404-231-3602

TITLEHOLDER: William B. C. Vinson

PROPERTY LOCATION: Located on the east side of Maner Street,
north of Cooper Lake Road

ACCESS TO PROPERTY: Maner Street

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

PETITION NO: Z-60

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: R-20

PROPOSED ZONING: RA-5

PROPOSED USE: Addition of property to
a previously approved residential project

SIZE OF TRACT: 0.484 acres

DISTRICT: 17

LAND LOT(S): 694

PARCEL(S): 51

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

FUTURE LAND USE MAP: Medium Density Residential

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

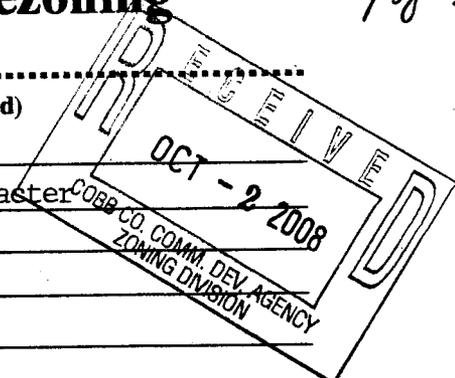
STIPULATIONS:



Summary of Intent for Rezoning

.....
Part 1. Residential Rezoning Information (attach additional information if needed)

- a) Proposed unit square-footage(s): 2,500 sqft
- b) Proposed building architecture: Traditional in character
- c) Proposed selling prices(s): \$500,000.00
- d) List all requested variances: _____



.....
Part 2. Non-residential Rezoning Information (attach additional information if needed)

- a) Proposed use(s): n/a
- b) Proposed building architecture: n/a
- c) Proposed hours/days of operation: n/a
- d) List all requested variances: n/a

.....
Part 3. Other Pertinent Information (List or attach additional information if needed)

Please see attached.

Summery of Intent for Rezoning (cont)

Re: 4243 Maner Street Cobb County, GA

The parcel subject to this rezoning application was originally intended to be included as part of the rezoning application Z-71, which was approved by the Board of Commissioners in June 2006. Prior to submission of Z-71 the owner, William Vinson, passed away and the estate was in litigation until September of this year. Now that the estate is settled and the title is unencumbered, we would like to submit for rezoning 4243 Maner Street to be divided into three (3) lots under the same terms and conditions as Z-71 of 2006.

I have included for the following your review:

The minutes of the zoning hearing of the Cobb County Board of Commissioners dated June 20, 2006.

Referenced letter from Mr. Parks Huff dated June 16, 2006.

Final plat of 'Weaver Street at Maner Street', subject property of Z-71 2006, which will show the relationship between Z-71 and the property subject to this application, 4243 Maner Street.

The survey of 4243 Maner Street in which parcel 45 & 46 comprise Lot 1A, parcel 47 & 48 comprise Lot 2A and parcel 49 & 50 comprise Lot 3A.

A Letter of Administration from the Probate Court of Cobb County appointing Donna Wilson administrator under the will of William B. C. Vinson.

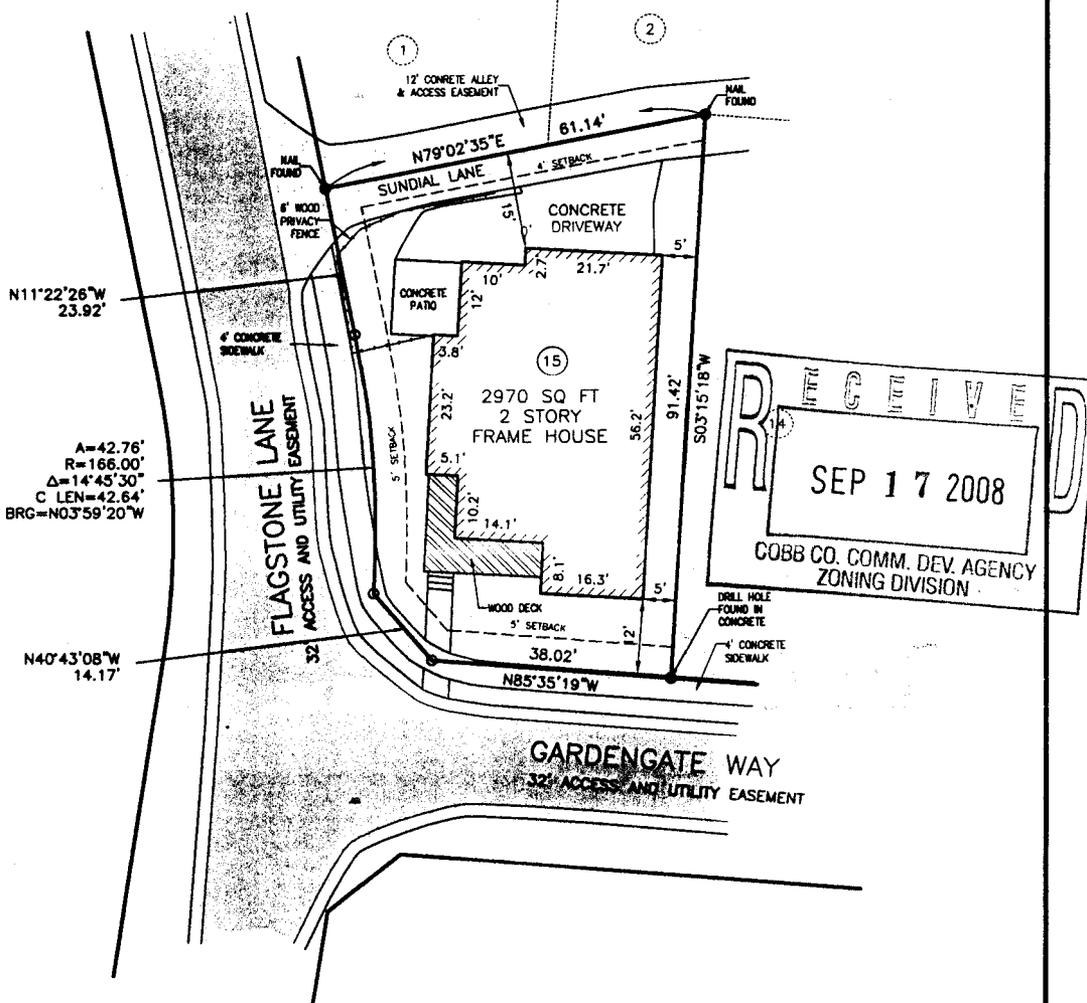
If there is any further clarification needed, please do not hesitate to contact me.

Regards,
Bryan Starr

**LUP-29
(2008)**

THIS PLAT WAS CALCULATED FOR ERROR AND IS ACCURATE TO BETTER THAN 1:100,000. EQUIPMENT USED ON THIS PROJECT WAS A TRIMBLE 5600

LOT AREA
4298 SQ FT
0.10 ACRES



A=42.76°
R=166.00'
Δ=14°45'30"
C LEN=42.64'
BRG=N03°59'20"W

N40°43'08"W
14.17'

1 BEDROOM, 1½ BATH ON FIRST FLOOR
3 BEDROOMS, 2 BATHS ON SECOND FLOOR
TOTAL OF 4 BEDROOMS, 3½ BATHS

GRAPHIC SCALE



2301 GARDENGATE WAY
MARIETTA, GA 30067



SOUTHERN SURVEYING & MAPPING CO., INC.
4076 EBENEZER ROAD, N.E.
MARIETTA, GEORGIA 30066
PHONE (770) 926-7759

"F.I.A. OFFICIAL FLOOD HAZARD MAP"
COMMUNITY NUMBER 130052
PAGE 55F DATED 8-18-92
SHOWS THIS PROPERTY NOT TO BE
IN AN AREA HAVING SPECIAL FLOOD
HAZARDS.

REFERENCE PLAT:
BOOK 158, PAGE 36

ALL MATTERS OF TITLE ARE
EXCEPTED.

SURVEY FOR TEMPORARY LAND USE PERMIT

JOHN PALMER

SUBD. GARDENSIDE AT POWERS FERRY	
LOT- 15	UNIT- ONE
LAND LOT- 790	
DISTRICT- 17	SECTION- 2
COUNTY- COBB	STATE- GEORGIA
DATE- 9-8-08	SCALE 1"= 20'
DRAWN BY: PKC	CHECKED BY:
REVISED-	B 94-08

APPLICANT: James Palmer, Sr. and John Palmer
770-362-6976

REPRESENTATIVE: John Palmer

TITLEHOLDER: James Palmer, Sr. and John Palmer

PROPERTY LOCATION: Located at the northeast intersection of
Flagstone Lane (private road) and Gardengate Way (private road), south
of Powers Ferry Road

ACCESS TO PROPERTY: Sundial Lane (private alley)

PHYSICAL CHARACTERISTICS TO SITE: _____

PETITION NO: LUP-29

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: RM-8

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing more than two
unrelated people to occupy a dwelling unit

SIZE OF TRACT: 0.10 acres

DISTRICT: 17

LAND LOT(S): 790

PARCEL(S): 183

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:**
- SOUTH:**
- EAST:**
- WEST:**

Note: This request is for four unrelated people in one dwelling unit.

FUTURE LAND USE MAP: Medium Density Residential

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



**LUP-30
(2008)**

574°49'42"E 318.12'

38.0

CHURCH BLDG
FRAME

80.4

GRAVEL

S21°06'17"W 150.81'

S46°08'29"E 128.49'
S39°02'02"E 119.27'

N01°59'51"E 792.35'

5.512 ACRES

90.0

1 STORY
FRAME

DIRT DRIVEWAY

S32°27'08"W 415.95'
50' PLAT
HOLLY SPRINGS ROAD
NO EVIDENCE FOUND OF R/W (MGN)

S31°37'25"W
49.80'

RECEIVED
SEP 26 2008
COBB CO. COMM. DEV. AGENCY
ZONING DIVISION

LL 553

LL 552

N89°25'39"W 200.57'

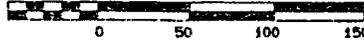
POB

LL 600

LL 601

THIS PLAT IS A COMPOSITE PREPARED FROM
A PLAT FOR RONALD & WELTHA BROUSE DATED JULY 19, 1978
& PLAT FOR HOLLY SPRINGS UNITED METHODIST CHURCH
IN PB 108 PG 31. NO FIELD WORK WAS DONE ON THIS TRACT.

GRAPHIC SCALE 1"=50'



03164
SHEET 1 OF 1
COMPOSITE PLAT

BETTERTON
SURVEYING & DESIGN, INC.
LAND SURVEYING/PLANNING
SUBDIVISION & COMMERCIAL SITE DESIGN
1341 TERRELL HILL ROAD SUITE 150 MAJETTA, GEORGIA 3006
678-483-0742



NO.	DATE	REASON FOR REVISION

COMPOSITE PLAT
LOCATED IN:
LAND LOT 552 16TH DISTRICT 2ND SECTION
COBB COUNTY, GEORGIA
DATE: SEPTEMBER 12, 2003
PREPARED FOR:
EMERSON UNITARIAN UNIVERSALIST CONGREGATION

APPLICANT: Emerson Unitarian Universalist Fellowship
770-578-1533

REPRESENTATIVE: Donald B. King
770-428-3316

TITLEHOLDER: Emerson Unitarian Universalist Fellowship

PROPERTY LOCATION: Located on the west side of Holly Springs Road, south of Frankie Lane (2799 Holly Springs Road).

ACCESS TO PROPERTY: Holly Springs Road

PHYSICAL CHARACTERISTICS TO SITE: Existing church

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** R-20/ Holly Woods subdivision
- SOUTH:** R-20/ single-family houses
- EAST:** R-20/ single-family houses, Pine Shadows subdivision
- WEST:** R-20/ Holly Springs subdivision

PETITION NO: LUP-30

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: R-20

PROPOSED ZONING: Land Use Permit
(Renewal)

PROPOSED USE: Mobile Classroom

SIZE OF TRACT: 5.512 acres

DISTRICT: 16

LAND LOT(S): 552

PARCEL(S): 5

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 3

FUTURE LAND USE MAP: Public Institutional

OPPOSITION: NO. OPPOSED **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

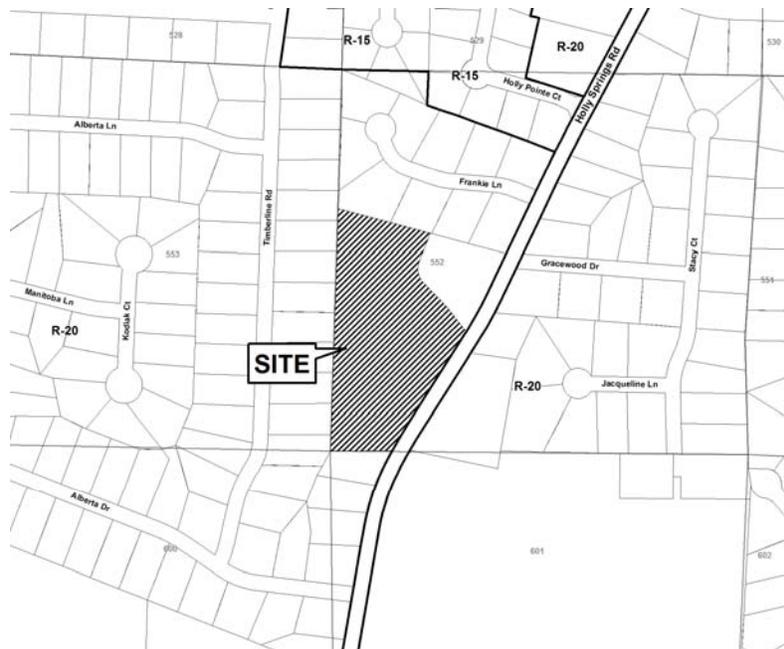
BOARD OF COMMISSIONERS DECISION

APPROVED _____ **MOTION BY** _____

REJECTED _____ **SECONDED** _____

HELD _____ **CARRIED** _____

STIPULATIONS:



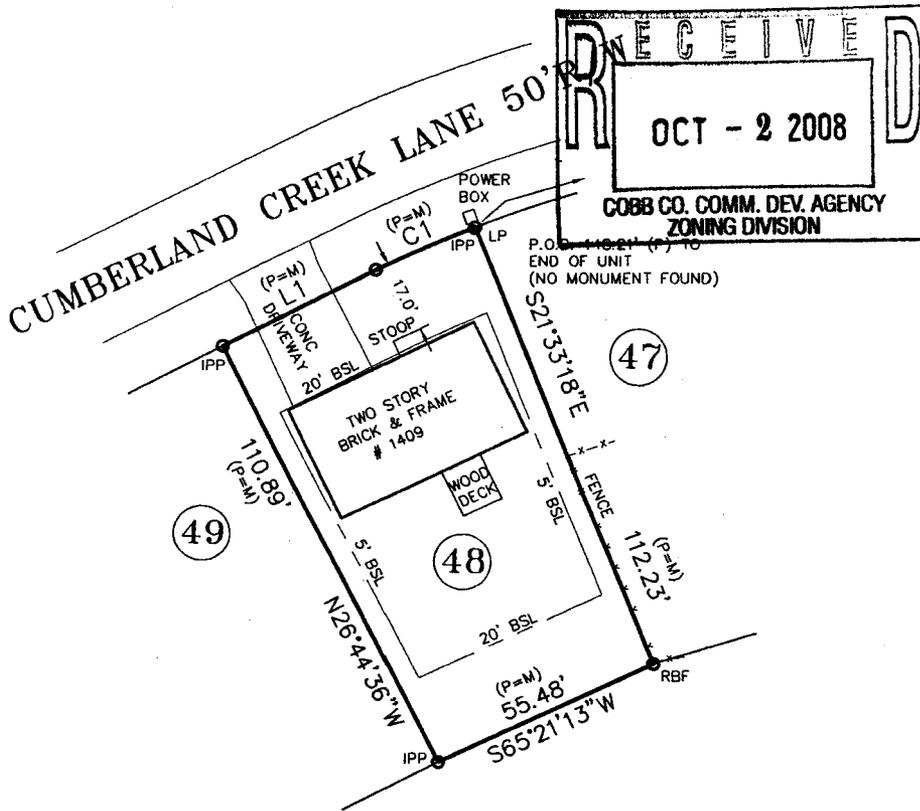
**LUP-31
(2008)**

LEGEND

- CMP CORRUGATED METAL PIPE
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BSL BUILDING SETBACK LINE
- RBF REBAR FOUND
- IPP IRON PIN PLACED
- IPF IRON PIN FOUND
- OTF OPEN TOP FOUND
- CTF CRIMP TOP FOUND
- RB REBAR
- CB CATCH BASIN
- JB JUNCTION BOX
- HW HEAD WALL
- POB POINT OF BEGINNING
- MH MAN HOLE
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LL LAND LOT
- M MEASURED
- D DEED
- P PLAT

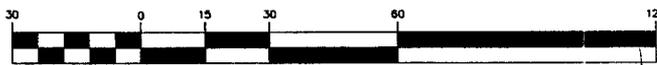
CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.36'	280.00'	S65°51'04"W	25.35'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.27'	N63°15'24"E



NOTE:
ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET, AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000 FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

FIELD DATE 07/08/08

JOB NUMBER: 08-3026	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR:		DATE
	LUKE O. HALL		07/09/08
	OWNER / PURCHASER		SCALE
	LUKE O. HALL		1" = 30'
	LAND LOT 478	19th DISTRICT	2nd SECTION
LOT 48	BLOCK	UNIT	AREA OF LOT: 6,774 S.F.
SUBDIVISION CUMBERLAND CREEK PLACE			
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770)794-9052	



APPLICANT: Luke O. Hall
678-328-7375

REPRESENTATIVE: Luke O. Hall
678-328-7375

TITLEHOLDER: Luke O. Hall

PROPERTY LOCATION: Located on the south side of Cumberland
Creek Lane, west of Cumberland Creek Trail

ACCESS TO PROPERTY: Cumberland Creek Lane

PHYSICAL CHARACTERISTICS TO SITE: _____

CONTIGUOUS ZONING/DEVELOPMENT

NORTH:

SOUTH:

EAST:

WEST:

Note: This request is for five unrelated people in one dwelling unit.

PETITION NO: LUP-31

HEARING DATE (PC): 12-02-08

HEARING DATE (BOC): 12-16-08

PRESENT ZONING: RA-6

PROPOSED ZONING: Land Use Permit

PROPOSED USE: Allowing more than two
unrelated people to occupy a dwelling unit

SIZE OF TRACT: 0.15 acres

DISTRICT: 19

LAND LOT(S): 478

PARCEL(S): 86

TAXES: PAID X DUE _____

COMMISSION DISTRICT: 4

FUTURE LAND USE MAP: Medium Density Residential

OPPOSITION: NO. OPPOSED _____ **PETITION NO:** _____ **SPOKESMAN** _____

PLANNING COMMISSION RECOMMENDATION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

BOARD OF COMMISSIONERS DECISION

APPROVED _____ MOTION BY _____

REJECTED _____ SECONDED _____

HELD _____ CARRIED _____

STIPULATIONS:

